

Draft conditions list for Homebase, Swandon Way, planning application no. 2016/7356

1. Time limit

This development must be commenced within seven years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.

2. Approved plans and documents

The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Existing plans	Proposed site plans
970_02_07_001 P1 Site Location plan	970_02_07_050 P2 Application site proposed
970_02_07_010 P1 Existing / demolition plan	970_02_07_051 P2 Roof level landscaping
970_02_07_020 P1 Existing elevations	970_02_07_052 P2 HSE consultation zone
Proposed drawings	
<i>Floor plans</i>	
970_02_07_098 P2 Basement lower level	970_02_07_109 P2 Level 09
970_02_07_099 P2 Basement	970_02_07_110 P2 Level 10
970_02_07_100 P2 Level 00 ground floor	970_02_07_111 P2 Level 11
970_02_07_101 P3 Level 01 podium	970_02_07_112 P2 Level 12
970_02_07_102 P4 Level 02	970_02_07_113 P2 Level 13
970_02_07_103 P4 Level 03	970_02_07_114 P2 Level 14
970_02_07_104 P4 Level 04	970_02_07_115 P1 Level 15
970_02_07_105 P4 Level 05	970_02_07_116 P1 Level 16
970_02_07_106 P4 Level 06	970_02_07_117 P1 Roof
970_02_07_107 P4 Level 07	970_02_07_125 P2 Roof
970_02_07_108 P2 Level 08	
<i>Elevations and sections</i>	
970_02_00_07_200 P4 Site wide elevations	970_02_02_07_201 P3 Garden building E-W
970_02_00_07_300 P2 Long section	970_02_02_07_300 P2 Garden building section

970_02_01_07_200 P3 Station building E-S	970_02_03_07_200 P3 Crescent building
970_02_01_07_201 P1 Station building N-W	970_02_03_07_300 P2 Crescent building section
970_02_01_07_300 P2 Station building section	970_02_07_301 P2 Short section BB
970_02_02_07_200 P3 Garden building N-S	970_02_07_302 P2 Short section CC
Bay study details	
970_02_01_07_500 P3 Station building	970_02_03_07_500 P3 Crescent building
970_02_02_07_500 P3 Garden building	
Unit detail plans	
970_02_07_900 P2 Typical 1B2P M4(2)	970_02_07_907 P2 Typical 1B2P M4(3)
970_02_07_901 P2 Typical 2B4P M4(2)	970_02_07_908 P2 Typical 2B4P M4(3)
970_02_07_902 P2 Typical 3B5P M4(2)	970_02_07_909 P2 Typical 2B4P M4(3)
970_02_07_903 P2 Typical 3B6P M4(2)	970_02_07_910 P2 Typical 1B2P M4(3)
970_02_07_904 P2 Typical 1B2P M4(3)	970_02_07_911 P2 Typical 2B4P M4(3)
970_02_07_905 P2 Typical 2B4P M4(3)	970_02_07_912 P2 Typical 2B4P M4(3)
970_02_07_906 P2 Typical 1B2P M4(3)	970_02_07_913 P1 Typical 2B4P M4(3)
Landscape drawings	
D2303 L.110 Landscape masterplan	D2303 L.310 General arrangement
D2303 L.111 General arrangement – ground level	D2303 L.311 General arrangement
D2303 L.112 General arrangement – ground level	D2303 L.411 Illustrative sections
D2303 L.113 General arrangement – level 1	D2303 L.412 Illustrative sections
D2303 L.114 General arrangement – level 1	D2303 L.413 Illustrative sections
D2303 L.115 General arrangement – level 8 / roof	D2303 L.414 Illustrative sections
D2303 L.116 General arrangement – level 8 / roof	D2303 L.415 Illustrative sections
Supporting documents	
Planning application form and certificates	Energy Strategy & Addendum (August 2017)
Cover letter (August 2017)	Arboricultural Impact Assessment

CIL Additional Information Form	Waste Management Strategy
Design & Access Statement and Addendum (September 2017)	Sequential Site Assessment
Planning Statement	Landscape Statement
Statement of Community Involvement	Pre-Construction Advice Statement
Affordable Housing Viability Assessment (August 2017)	
Environmental Statement: Non-Technical Summary, Volume 1 – Main Text and Addendum (August 2017), Volume 2 – Townscape and Visual Impact Assessment and Addendum (August 2017), Volume 3 – Technical Appendices including: Flood Risk Assessment; Air Quality; Noise and Vibration; Ecology; Daylight, Sunlight and Overshadowing; Lighting; Wind Microclimate; Transport Assessment; Sustainability; Socio-economics and Cumulative Effects.; Addendum to Technical Appendices (August 2017).	

Reason: For the avoidance of doubt and in the interests of proper planning and so as to ensure that the development is carried out fully in accordance with the application as assessed in accordance with Policies IS1, IS3, DMS1, DMH6 and DMH7 of the Wandsworth Local Plan and Policy 1.1 of the London Plan (2016).

3. Occupation restriction for Crescent Building

No residential units shall be occupied within the Crescent Building until the hazardous substances consent for the storage and distribution of natural gas at the Wandsworth Gas Holder Station has been revoked in its entirety under the provisions of the Planning (Hazardous Substances) Act 1990, and written confirmation of the necessary revocation has been issued by the Hazardous Substances Authority.

Reason: The occupation of the residential units within the Crescent Building without revocation of the hazardous substances consent for the gasholder station could expose the occupants of this part of the development to unacceptable safety risks contrary to Policy DMS1 of the Wandsworth Local Plan and Policy 5.22 of the London Plan (2016).

4. Restriction on use of residents' facilities

The resident's lounge and gym at first floor level of the Garden Building shall be for the use of the residents of the development only and for no other purpose or public use, and retained as such, unless otherwise approved, in writing, by the Local Planning Authority.

Reason: To safeguard the amenities of the future residents and ensure its provision as an amenity for the residential units hereby approved in accordance with Policy DMS1 of the Wandsworth Local Plan.

5. Residential management plan

Prior to occupation of the development a development management plan shall be submitted to the Local Planning Authority for approval in writing, which shall include details of how the development would be managed and maintained including security measures; management procedures; tenant forum/complaint procedures. The development management plan shall

thereafter be implemented as approved, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure a satisfactory management of the development in accordance with Policy DMS4 of the Wandsworth Local Plan.

6. Opening hours (A1-A3 and B1 uses)

The ground floor level Class A1/A2/A3 and B1 premises, as shown on the approved drawings, shall not be open to customers other than between the hours of 0700 and 2300 Mondays to Saturdays, and 0800 to 2200 Sundays and at no other times, unless otherwise approved, in writing, by the Local Planning Authority.

Reason: To safeguard the amenities of neighbouring residents and future residents of the development, in accordance with Policy DMS1 of the Wandsworth Local Plan.

7. Ventilation (A1-A3 uses)

Details of external ventilation equipment, including ducting, shall be submitted to the Local Planning Authority for approval prior to commencement of above ground works, and shall be installed in accordance with those details approved by the Local Planning Authority.

Reason: In the interests of local amenity and visual appearance, and in accordance with Policy DMS1 of the Wandsworth Local Plan.

8. Detailed drawings, external materials and balcony screens

Notwithstanding the details shown on the plans, hereby approved, prior to the commencement of the development (other than demolition, site clearance and ground works):

- (a) details and appropriate samples of the materials to be used for the external surfaces of the buildings and hard surfaced areas shall have been submitted to and approved in writing by the Local Planning Authority; and
- (b) sample panels shall be constructed on site of building materials and hard surfacing, to be inspected and approved in writing by the Local Planning Authority.
- (c) details of the following features and elements of the scheme for that phase must be submitted to Local Planning Authority and approved by the Local Planning Authority in writing:
 - i) Brick bonding and brick and stone detailing (annotated plans at a scale of not less than 1:20 unless otherwise agreed in writing with the Local Planning Authority).
 - ii) External windows, balconies, doors, screens and balustrading (annotated plans at a scale of not less than 1:10 unless otherwise agreed in writing with the Local Planning Authority).
 - iii) Depth of window reveals (annotated plans at a scale of not less than 1:20 unless otherwise agreed in writing with the Local Planning Authority).
 - iv) Rainwater goods (annotated plans at a scale of not less than 1:10 unless otherwise agreed in writing with the Local Planning Authority).
 - v) Privacy screens (annotated plans at a scale of not less than 1:10 unless otherwise agreed in writing with the Local Planning Authority).
 - vi) Shop fronts (annotated plans at a scale of not less than 1:20 unless otherwise agreed in writing with the Local Planning Authority).

The development shall be implemented in full accordance with the approved details prior to the first occupation of each phase of development hereby approved.

Reason: To safeguard the character and visual amenities of the site and wider area and to ensure that the building is constructed in accordance with Policies DMS1 of the Wandsworth Local Plan and Policies 1.1, 7.4, 7.5 and 7.6 of the London Plan (2016).

9. Landscaping, public realm, play space and boundary treatments

A landscaping and public realm scheme for the public and private areas in the development shall be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of development.

The detailed plan shall include the following details:

- a.) The overall layout, including extent and type of hard and soft landscaping;
- b.) The location, species and sizes of proposed trees, tree pit design and details of any trees to be retained;
- c.) At least 20 trees to be planted as semi-mature specimens with a girth of 40-45 centimetres;
- d.) Details of soft plantings, including any grassed/turfed areas, shrubs and herbaceous areas;
- e.) Enclosures including type, dimensions and treatments of any walls, fences, screen walls, barriers, railings and hedges;
- f.) Hard landscaping, including ground surface materials, kerbs, edges, ridge and flexible pavements, unit paving, steps and if applicable, any synthetic surfaces;
- g.) Street furniture, including type, materials and manufacturer's spec if appropriate;
- h.) Details of children's play space equipment and structures, including key dimensions, materials and manufacturer's spec if appropriate;
- i.) Any other landscaping features forming part of the scheme, including amenity spaces and green/brown roofs;
- j.) A statement setting out how the landscape and public realm strategy provides for disabled access, ensuring equality of access for all, including children, seniors, wheelchair users and people with visual impairment or limited mobility;
- k.) A wayfinding and signage strategy.

All landscaping in accordance with the approved scheme shall be completed/planted during the first planting season following practical completion of the development. The landscaping and tree planting shall have a two year maintenance/watering provision following planting and any trees or shrubs which die within five years of completion of the development shall be replaced with the same species or an approved alternative, to the satisfaction of the Local Planning Authority.

The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

Reason: In the interest of biodiversity, sustainability, and to ensure that the landscaping is of high design quality and provides satisfactory standards of visual amenity in accordance with London Plan Policies 7.3, 7.4, 7.5 and Policies DMS1 and DMO4 of the Wandsworth Local Plan.

10. Site levels

Notwithstanding the details submitted in the drawings hereby approved the development is not to commence (other than demolition, ground works and site clearance) unless and until details

of the levels of the proposed buildings, footpaths and other landscaped areas relative to adjoining land and any other changes proposed in the levels of the site associated with the works permitted by this permission have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with such details as so approved before any of the residential units and commercial units approved are occupied.

Reason: To ensure that the development is carried out at suitable levels in relation to the highway and adjoining land having regard to drainage, gradient of access, the amenities of the area and neighbouring occupiers in accordance with Policy DMS1 of the Wandsworth Local Plan and Policies 7.2, 7.3, 7.4, 7.5, 7.6, 7.13 and 7.21 of the London Plan (2016).

11. Open space and landscaping management and maintenance plan

An open space and landscaping management plan, setting out a maintenance schedule for all landscaped areas (public and private) shall be submitted to the Local Planning Authority for approval prior to occupation of development. The landscaping shall be maintained in accordance with the details approved by the Local Planning Authority.

Reason: In the interests of local amenity and visual appearance, and in accordance with Policy DMS1 of the Wandsworth Local Plan.

12. Flood risk and finished floor levels

The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) 19/12/2016 / 654206-D-010/ CH2MHill and the following mitigation measures detailed within the FRA:

1. Residential finished floor levels to be set no lower than 13.15 metres above Ordnance Datum (AOD).
2. Commercial/retail podium deck floor levels are set no lower than 6.4 metres above Ordnance Datum (AOD).

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason: To reduce the risk of flooding to the proposed development and future occupants, in accordance with Policy DMS5 of the Wandsworth Local Plan and London Plan Policy 5.12.

13. Flood warning and evacuation plan

Prior to first occupation of the development the applicant shall submit to the Local Planning Authority for approval in writing an evacuation plan in event of flood for all occupants of the development. It shall set out where possible places of refuge and safe egress routes. Once approved the evacuation plan shall be observed at all times unless otherwise agreed in writing with the Local Planning Authority

Reason: In the interests of safety for future occupiers, in accordance with Policy DMS5 of the Wandsworth Local Plan and London Plan Policy 5.12.

14. Delivery and servicing plan

A delivery and servicing plan (DSP) for both the commercial and residential uses, shall be submitted to and approved, in writing, by the Local Planning Authority prior to occupation of any part of the development, and the approved DSP shall be implemented once any part of the development is occupied and shall remain in place unless otherwise agreed in writing. The DSP should reflect the need for robust safety standards from freight operators and include a requirement for providers of goods transport services to offer FORS - or FORS bronze-equivalent or better safety.

Reason: To ensure that the impacts of delivery and servicing on the local highway network and general amenity of the area are satisfactorily mitigated in accordance with Policies DMT1, DMT2 and DMS1 of the Wandsworth Local Plan and London Plan Policy 6.14.

15. Cycle parking

Details of the secure/enclosed cycle parking spaces for the residential units, visitors spaces and spaces for the commercial/retail tenants, including their location and type of storage, shall be submitted to and approved, in writing, by the Local Planning Authority. The approved measures shall be installed prior to occupation of any part of the development, and maintained permanently thereafter unless otherwise approved, in writing, by the Local Planning Authority.

Reason: To ensure satisfactory provision of cycle storage facilities, in accordance with Policy DMT2 of the Wandsworth Local Plan and Policy 6.9 of the London Plan.

16. Electric vehicle charging points

Details of electric vehicle charging points, to ensure 20% active and 20% passive provision, shall be submitted to and approved, in writing, by the Local Planning Authority. The charging points shall be installed prior to occupation of any part of the development, and retained permanently thereafter unless otherwise approved, in writing, by the Local Planning Authority.

Reason: To ensure satisfactory provision of cycle storage facilities, in accordance with Policy DMT2 of the Wandsworth Local Plan and Policy 6.13 of the London Plan.

17. Noise fixed plant

Prior to the occupation of any part of the development, details of any plant and machinery to be installed on that part of the building (including mechanical ventilation), including measures to reduce the impact of such installations on the amenities of residential properties by way of noise, vibration and odour, are submitted to and approved in writing by the Local Planning Authority. The details shall include a noise assessment to demonstrate that the plant and associated equipment shall be designed in accordance with BS4142 to achieve a level of 10db below the lowest level measured background noise, as measured one metre from the nearest affected openable window of the nearest habitable room at the date of this permission being granted.

The plant and machinery shall be installed in accordance with the approved details and no other plant and machinery shall be installed on the building without the prior written consent of the Local Planning Authority.

Reason: To safeguard the amenities of neighbouring residential properties and future occupiers of the development, in accordance with London Plan Policy 7.15 and Policy DMS1 of the Wandsworth Local Plan.

18. Noise, vibration and air quality – internal residential environment

Prior to the commencement of development above ground floor slab level, details of the built fabric and ventilation strategy within the scheme to ensure:

- (a) The approved residential units are insulated against external noise which achieves internal noise levels which do not exceed the guidelines values contained in table 4 of BS 8233:2014;
- (b) The approved residential units are insulated by noise insulation measures of the A1- A3, B1 and D1 uses to provide effective resistance to the transmission of airborne and impact sound horizontally and/or vertically between those uses; and
- (c) That future occupiers of the residential units are protected from poor air quality.

Shall be submitted to and approved, in writing, by the Local Planning Authority. The approved measures shall be installed prior to the occupation of the residential units and thereafter retained.

Reason: To protect the amenities and health of the occupiers of the building(s), in accordance with Policy DMS1 of the Wandsworth Local Plan and London Plan Policies 7.14 and 7.15.

19. External lighting and security

Notwithstanding the plans hereby approved, details of:

- CCTV;
- General external lighting;
- Security lighting;
- Access control measures for residential core entrances;
- Secured by Design accreditation measures and counter terrorism measures;

on or around the buildings or within the public realm in the development shall be submitted to and approved in writing by the Local Planning Authority and installed prior to the first occupation of the development. The details shall include the location and full specification of all lamps; light levels/spill; illumination; cameras (including view paths); and support structures. The details will also include an assessment of the impact of any such lighting on the surrounding residential environment.

The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

Reason: To safeguard the security of the development and to ensure that any resulting general or security lighting and CCTV are appropriately located, designed to not adversely impact on neighbouring residential amenity or ecology, and are appropriate to the overall design of the development in accordance with policies 7.3, 7.4, 7.6 and 7.19 of the London Plan and Policy DMS1 and DMO4 of the Wandsworth Local Plan.

20. Sustainability standards for non-residential uses

The development shall achieve an 'Excellent' rating under BREEAM UK New Construction 2014 (or such equivalent standard that replaces this) for the Shell/Shell and Core stage and an 'Excellent' rating under BREEAM Refurbishment and Fit-out 2014.

1. Within 6 months of work starting on site, unless otherwise agreed in writing, a BREEAM UK New Construction 2014 (or such equivalent standard that replaces this) Shell and Core Interim (Design Stage) Certificate, issued by the Building Research Establishment (BRE), must be submitted, by the developer, and approved in writing by the Local Planning Authority to show that a minimum 'Excellent' rating will be achieved.
2. Within 3 months of first occupation of the building, unless otherwise agreed in writing, a BREEAM UK New Construction 2014 (or such equivalent standard that replaces this) Shell and Core Final (Post-Construction) Certificate, issued by the BRE, must be submitted, by the developer, and approved in writing by the Local Planning Authority to demonstrate that an 'Excellent' rating has been achieved. All the measures integrated shall be retained for as long as the development is in existence.
3. Prior to commencement of the fit-out of the building, unless otherwise agreed in writing, a BREEAM Refurbishment and Fit-out 2014 Parts 3 and 4 Interim (Design Stage) Certificate, issued by the Building Research Establishment (BRE), must be submitted, by the fit-out contractor, and approved in writing by the Local Planning Authority to show that a minimum 'Excellent' rating will be achieved.
4. Within 3 months of first occupation, unless otherwise agreed in writing, a BREEAM Refurbishment and Fit-out 2014 Parts 3 and 4 Final (Post-Construction) Certificate, issued by the BRE, must be submitted, by the fit-out contractor, and approved in writing by the Local Planning Authority to demonstrate that an 'Excellent' rating has been achieved. All the measures integrated shall be retained for as long as the development is in existence.

Reason: In the interests of sustainable development and in accordance with London Plan Policies 5.2-5.7 and Wandsworth Local Plan Policies IS2 and DMS3.

21. Compliance with energy strategy

The development shall be built in accordance with the Energy Strategy approved by the Local Planning Authority, demonstrating how the development will follow the hierarchy of energy efficiency, decentralised energy and renewable energy technologies to secure a minimum 35% reduction in CO2 emissions below the maximum threshold set in Building Regulations Part L 2013.

Prior to occupation, evidence (e.g. photographs, copies of installation contracts and as-built worksheets prepared under SAP or the National Calculation Method) should be submitted to the Local Planning Authority and approved in writing to demonstrate that the development has been carried out in accordance with the approved Energy Strategy unless otherwise agreed by the Local Planning Authority in writing.

Reason: In the interests of sustainable development and in accordance with London Plan Policies 5.2-5.7, and Wandsworth Local Plan Policies IS2 and DMS3.

22. Accessible homes

Prior to occupation, details identifying the 42 units that shall to be built to meet Building Regulation requirement M4(3) 'wheelchair user dwellings', (designed to be wheelchair accessible or easily adaptable for residents who are wheelchair users) shall be submitted to and approved in writing by the Local Planning Authority. The units shall be retained as such, unless otherwise approved, in writing, by the Local Planning Authority. The remaining residential units shall be built to meet Building Regulation requirement M4(2).

Reason: To ensure that the development makes appropriate provision for accessible housing in accordance with London Plan Policy 3.8 and Wandsworth Local Plan Policy DMS1.

23. Air quality – boilers and CHP

Development shall not proceed above ground floor slab level unless and until details of boilers and CHP plant to be installed within the development are submitted and approved in writing by the Local Planning Authority. The details shall include measures to ensure that this plant and equipment meets relevant standards for air quality. The development shall be carried out in accordance with the approved details and thereafter retained.

Reason: To protect the amenities and health of the occupiers of the building(s) and neighbouring occupiers, in accordance with Policy DMS1 of the Wandsworth Local Plan and London Plan Policy 7.14.

24. Surface water drainage

No development shall commence until a sustainable drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and thereafter retained.

No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to Controlled Waters.

Reason: To ensure the sustainable management of rainwater and minimise the potential for surface water flooding, and to avoid pollution of groundwater, in accordance with London Plan Policy 5.13 and Policy DMS6 of the Wandsworth Local Plan.

25. Restriction on site clearance Feb-Aug

Should site clearance works (including demolition of buildings and tree/vegetation removal) take place between February and August inclusive, such works shall not commence until updated habitat surveys for breeding birds are submitted and approved in writing by the Local Planning Authority. Should the habitat surveys identify any active nests, measures to protect breeding birds during the course of site clearance works shall be implemented in accordance with the recommendations of a qualified ecologist.

Reason: To safeguard protected species, in accordance with London Plan Policy 7.19 and Wandsworth Local Plan Policy DMO4.

26. Biodiversity enhancement plan

Prior to occupation, details of the ecological enhancements as outlined in the ecological assessment chapter of the Environmental Statement, shall be submitted to and approved, in writing, by the local planning authority prior to occupation of the relevant building. The approved roosting provisions shall be implemented in full and thereafter permanently maintained unless otherwise agreed in writing with the local planning authority.

Reason: In the interests of ecology and habitat preservation and enhancement, in accordance with London Plan Policy 7.19 and Wandsworth Local Plan Policy DMO4.

27. Contaminated land strategy

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out within that Phase until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved, verified and reported to the satisfaction of the Local Planning Authority.

Reason: For the protection of Controlled Waters and to ensure the site is deemed suitable for use, in accordance with Wandsworth Local Plan Policies DMS5 and DMS6 and London Plan Policy 5.21, and to ensure accordance with the Flood and Water Management Act 2010.

28. Contaminated land verification

Prior to occupation of the development, a verification report demonstrating completion of the works set out in the approved remediation/mitigation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, if appropriate, and for the reporting of this to the local planning authority. Any long-term monitoring and maintenance plan shall be implemented as approved.

Reason: For the protection of Controlled Waters and to ensure the site is deemed suitable for use, in accordance with Wandsworth Local Plan Policies DMS5 and DMS6 and London Plan Policy 5.21, and to ensure accordance with the Flood and Water Management Act 2010.

29. Piling method statement / foundation design

Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

The developer should be aware of the potential risks associated with the use of piling where contamination is an issue. Piling or other penetrative methods of foundation design on

contaminated sites can potentially result in unacceptable risks to underlying groundwaters. It is recommended that where soil contamination is present, a risk assessment is carried out in accordance with Environment Agency guidance 'Piling into Contaminated Sites'. Piling activities on parts of a site where an unacceptable risk is posed to Controlled Waters will not be permitted.

Reason: For the protection of Controlled Waters, in accordance with Wandsworth Local Plan Policies DMS5 and DMS6 and London Plan Policy 5.21, and to ensure accordance with the Flood and Water Management Act 2010.

30. Groundwater protection

Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

- 1) A preliminary risk assessment which has identified:
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site.
- 2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
- 3) The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- 4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

Reason: For the protection of Controlled Waters, in accordance with Wandsworth Local Plan Policies DMS5 and DMS6 and London Plan Policy 5.21, and to ensure accordance with the Flood and Water Management Act 2010.

31. Water contamination not previously identified

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out within that Phase until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved, verified and reported to the satisfaction of the Local Planning Authority.

Reason: For the protection of Controlled Waters, in accordance with Wandsworth Local Plan Policies DMS5 and DMS6 and London Plan Policy 5.21, and to ensure accordance with the Flood and Water Management Act 2010.

32. Construction environmental management and logistics plan

The development shall not commence until a demolition and construction management and logistics plan is submitted to and approved in writing by the Local Planning Authority in consultation with TfL. The demolition and construction works shall be carried out in accordance with the details approved.

The plan shall include specific details relating to the construction, logistics and management of all works associated with the proposed development and aim to minimise road vehicle movements, traffic congestion, pollution and adverse amenity impacts. The plans should include:

- a.) Details of the site manager, including contact details (phone, email, postal address) and the location of a large notice board on the site that clearly identifies these details and a 'Considerate Constructors' contact telephone number;
- b.) The parking of vehicles of site operatives and visitors;
- c.) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing;
- d.) Wheel washing facilities;
- e.) A scheme for recycling/disposing of waste resulting from demolition and construction works;
- f.) Any means, such as a restriction on the size of construction vehicles and machinery accessing the site, required to ensure that no damage occurs to adjacent highways through the construction period;
- g.) Any means of protection of services such as pipes and water mains within adjacent highways;
- h.) Measures to maintain the site in a tidy condition in terms of disposal/storage of rubbish, storage, loading and unloading of building plants and materials and similar demolition/construction activities;
- i.) Measures to ensure that pedestrian access past the site on the public footpaths is safe and not obstructed during construction works;
- j.) Location of workers' conveniences (e.g. temporary toilets);
- k.) Ingress and egress to and from the site for construction vehicles;
- l.) Proposed numbers and timings of truck movements throughout the day and the proposed routes;
- m.) Procedures for controlling sediment runoff, dust and the removal of soil, debris and demolition and construction materials from public roads or places;
- n.) Details of the mitigation for dust and emissions as well as methodology for monitoring during construction;
- o.) Measures to minimise disruption to neighbouring and adjoining residential and commercial occupiers.

The development shall be carried out in accordance with the approved details.

Reason: To safeguard the amenity of adjacent residents, to ensure efficient and sustainable operation of the borough's highway system and to safeguard pedestrian and highway safety and to prevent or reduce air pollution during demolition and construction in accordance with Policy DMS1 of the Wandsworth Local Plan and London Plan Policies 6.14 and 7.14.

33. Protection of trees

Prior to commencement of development an arboricultural impact assessment shall be submitted and approved in writing by the Local Planning Authority. The assessment shall provide details of tree protection measures during construction works for the trees to be retained, an assessment of the condition of the trees to be retained and details of how they would be integrated into the design and significant negative impacts avoided. The approved assessment shall be fully implemented prior to commencement of development.

Reason: To ensure sufficient protection is given to the on-site trees to be retained, in accordance with Wandsworth Local Plan Policy DMO5.

34. Site waste management plan

Prior to commencement of development site waste management plan shall be submitted and approved in writing by the Local Planning Authority. The plan shall provide details of measures to reduce construction waste and encourage efficient use of materials, including a target for proportion of waste to landfill. The plan shall also include commitments to sustainable sourcing of materials. The development shall be carried out in accordance with the approved plan.

Reason: In the interests of sustainable development, in accordance with Wandsworth Local Plan Policy DMS3 and London Plan Policies 5.3 and 5.18.

35. Operational waste management and recycling strategy

Notwithstanding the approved drawings, a waste and recycling strategy for the development shall be submitted to and approved in writing by the Local Planning Authority. The waste and recycling strategy shall be implemented approved, unless otherwise agreed in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details, made available for use prior to the first occupation of the development, and managed and operated in accordance with the approved strategy in perpetuity.

Reason: To ensure adequate refuse storage is provided on site and can be readily collected, to accord with the Wandsworth Local Plan Policy DMS1 and Refuse and Recyclables in Development SPD.

36. Wind mitigation measures

Prior to the commencement of the development above the ground floor slab, details of wind mitigation measures shall be submitted and approved by the Local Planning Authority. The measures shall be installed in accordance with the approved details prior to the first occupation, and retained as such, unless otherwise approved, in writing, by the Local Planning Authority.

Reason: To mitigate the impact of the development on wind conditions at ground level to accord with Wandsworth Local Plan Policy DMS4.

37. Archaeology

A) No development other than demolition to existing ground level shall take place until the applicant (or their heirs and successors in title) has secured the implementation of a programme of archaeological evaluation site work in accordance with a Written Scheme of Investigation

which has been submitted by the applicant and approved by the local planning authority in writing.

B) Under Part A, the applicant (or their heirs and successors in title) shall implement a programme of archaeological evaluation in accordance with a Written Scheme of Investigation.

C) A report of the evaluation results will be submitted for approval by the local planning authority which will be given in writing.

D) Dependent upon the results presented under Part C, no development other than demolition to existing ground level shall take place until the applicant (or their heirs and successors in title) has secured the implementation of a programme of archaeological mitigation site work in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the local planning authority in writing.

E) Under Part D, the applicant (or their heirs and successors in title) shall implement a programme of archaeological mitigation in accordance with a Written Scheme of Investigation.

F) The site investigation and post-investigation assessment will be completed prior to one year post the completion date of the development as defined by the borough building

Reason: To secure the provision of appropriate archaeological investigation as heritage assets of archaeological interest may survive on the site, including the publication of results, in accordance with Section 12 of the NPPF, London Plan Policy 7.8 and Wandsworth Local Plan Policy DMS2.

38. Water efficiency measures

The development shall achieve an internal residential water use below 105L/person/day. Prior to first occupation of the building(s) evidence (schedule of fittings and manufacturer's literature) should be submitted to the Local Planning Authority and approved in writing to show that the development has been constructed in accordance with the approved internal water use calculations.

Reason: In the interests of sustainable development and in accordance with London Plan Policies 5.3 and 5.15 and Wandsworth Local Plan Policies IS2 and DMS3.

39. Water supply and wastewater capacity

Development shall not commence (excluding demolition works above existing ground level) until impact studies of the existing water supply infrastructure have been submitted to and approved, in writing, by the local planning authority in consultation with Thames Water. The studies should determine the magnitude of any new additional capacity required in the system and a suitable connection point.

Reason: To ensure that the water supply infrastructure has sufficient capacity to accommodate the additional demand in accordance with Wandsworth Local Plan Policies DMS5 and DMS6, London Plan Policies 5.13, 5.14, 5.15 and to ensure accordance with the Flood and Water Management Act 2010.

40. Rooftop TV equipment details

A scheme for the provision of communal/centralised satellite and television reception equipment to be installed on the roof of all buildings hereby permitted shall be submitted to and approved in writing by the Local Planning Authority prior to the development proceeding above ground floor slab level of each building. The development shall be implemented in

accordance with the approved scheme and the equipment shall thereafter be retained and made available for use by all occupiers of the development.

Reason: To ensure that the development makes appropriate provision for such equipment, so as to not impact adversely on the character of the area and architectural quality of the buildings, in accordance with London Plan policies 7.4, 7.6 and 7.7 and Wandsworth Local Plan Policy DMS1.

41. Restriction of rooftop plant and equipment

No water tanks, plant, lift rooms or other structures, other than those shown on the approved drawings, shall be erected upon the roofs of the approved buildings without the written approval of the local planning authority.

Reason: In the interests of the appearance of the buildings and to safeguard the appearance of the area, in accordance with London Plan policies 7.4, 7.6 and 7.7 and Wandsworth Local Plan Policy DMS1.

42. Retention of scheme architects

The existing architects or other such architects as approved in writing by the Local Authority, acting reasonably, shall undertake the detailed design of the project.

Reason: In order to retain the design quality of the development in the interest of the visual amenity of the area, in accordance with London Plan policies 7.4, 7.6 and 7.7 and Wandsworth Local Plan Policy DMS1.